

FALL 2024 letter

Greetings,

We hope you had a wonderful summer! Thank you for spending it with us!

Summer updates and wrap up:

Our staff was fantastic this year! We want to give our OCC Crew a huge shout out and thank you for taking care of the campground and its guests.

Our children, Jeret, Claire, and Kat made us very proud and have been a tremendous help. This is the 1st summer in 5 years that Claire and Kat haven't left us for AZ! Having their help to carry out the season is priceless. Jeret will attend UWEC this fall, but thankfully, it is local!

There are still a few more weekends left of the season and we promise to bring lots of fun including - Labor Day festivities and 2 exciting Halloween Weekends.

Saturday, August 31st, the band Black Light Sunburn will perform from 7:30pm-10:30pm

The Canteen is hosting breakfasts 2 x this weekend - Sunday 9/1 & Monday 9/2!

If you would like to participate in the OCC Spooky Halloween Trail, please email Claire at office@oneilcreek.com with the subject line "Attn: Claire"

Please be sure to use your pizza coupons at the OCC Canteen, they expire Sept. 7th. FYI, next weekend, the OCC Canteen will have limited hours. See the weekend activity sheet or Campersapp for detailed hours. OCC Camp Store fall hours will be reduced as well.

Electric meters will be read soon and final electric charges will be added to your account.

If you would like to reserve your site for 2025, the 2025 Seasonal Agreement must be read and filled out in FULL, by the 1-2 adults that may be associated with the reservation. After it is turned into the OCC Camp Store, and your 2024 is paid in full, you can pay your \$500 deposit and make your 2025 reservation. ALL of this is due before or on October 1st.

Seasonal Fees: A non-refundable **\$500 deposit is due on or before October 1**, and your **balance for the following season is to be paid in full by April 1**. If your entire balance is paid in full by December 1, you will receive a \$100 discount.

You can mail your payments to: O'Neil Creek Campground, 14912 105th Ave. Chippewa Falls, WI 54729. Or pay your fees online via the statement email that is sent to all seasonal guests every month. If your seasonal fees are not paid in full by April 1st a **\$100 late fee will be charged on April 10th**. Afterwards, a \$100 per month late fee will be added to your account on the 1st of every month payment is late, and the power at your site will be disconnected until your account is paid in full. In addition, you will no longer be able to charge OCC purchases to your site account.

2025 Seasonal Agreement updates (please read the agreement to review all new updates):

When rules and policies are added or changed, it is only made after a major thought process with deep consideration of all those affected. All changes are made based on what we feel is best for the campground guests and campground management.

Please read and make sure you understand our golf cart policy, as it has changed. Driving a golf cart on OCC property is a privilege that comes with responsibilities and rules. If you abide by and understand them, there isn't an issue for you. There have to be rules and policies with a park as large as OCC and with as many golf carts that are operated on the property. Going forward, one golf cart is included with your seasonal fee. For additional golf carts brought on OCC property, there is an additional \$100 per cart fee, whether they are used or not.

New or changed for 2025:

- All carts must display a golf cart permit tag given at check-in 2025.
- If you allow your visiting guests to use your golf cart, you must be present on OCC property and inform them of the rules. If guests are found to be delinquent, you assume the \$300 fine.
- Dependent children are now considered 17 years and younger. Any child/persons age 18 and older are considered guests and must check in to the OCC Camp Store when visiting. They will not be given a seasonal car sticker. Please do not list their license plate number on the seasonal identity form.

- When you check-in next spring, you will stop into the OCC Camp Store to collect your items for the 2025 season. Seasonal car stickers, golf cart permit stickers, pizza coupon, magnet etc. **Check-in for the season must be done by May 18th, 2025.** If you cannot stop in the store to check-in and retrieve your 2025 items by May 18th, PLEASE email or call the office to update us and make a plan. Checking-in for the season after this gives us the impression your site has not been cleaned or kept up. Checking-in on the Memorial Day holiday weekend can be very busy for the OCC Camp Store and we request that you do so before it.
- If you plan on selling your unit on site, please read the selling and buying guide located on the website www.oneilcreek.com
- Winter prep suggestions: Sign up for your final pump. OCC dumpsters are for household trash only, NOT remodeling debris, appliances, bikes etc. If it is worth something to you, place it on the seasonal FB page or take it home. Do not leave it next to the trash. Anything burnable can go on the burn pile instead of in the trash. Take your outdoor plants to the compost, not trash. Remove your backflow and place it inside your unit so you can attach it right away next season. Take home any extra boats, cars, campers, trailers etc. Consider taking down any soft side sheds. Most will collapse or blow away over winter.. Make sure your doors are closed tight and locked. When the ground freezes, it may heave your unit, causing a shift that pops doors open.
- The gates will close for the season on Tuesday, October 15th, at 6pm. All seasonals, guests, and visitors must depart by 6pm. Please have your winterizing completed. We realize some service people will need to enter after we are closed so please make arrangements or notify us by email at office@oneilcreek.com. All service persons must stop at the store. If it is closed, they can register on the clipboard located to the right of the front doors.
- Email the office if you plan to enter the park in the off-season. Do not block both sides of the gate. All campground rules still apply in the off-season. (dogs on a leash and picked up after). Email the office for any updates that may change during the closed season.
- Pride in Your Park... We would appreciate any and all efforts to complete any of your site projects before Memorial Day Weekend. Not during it. When you're spring cleaning your site, please clean up the road in front of your site. Do not blow debris into the road. Make a plan to power wash your unit, deck, and shed. Everybody wants to enjoy the weekend and not listen to others running machines throughout the park. Of course, mowing is acceptable.
- Spring clean up reminders: Do not rake leaves into the creek. Do not burn the leaves. Do NOT dump them in the ditches, behind campers, over the edge of a hill. DO bring them back to the compost pile located near the shop. You can place all household trash in the dumpster, but anything that can burn should go on the burn pile. (cardboard, furniture, etc...)
- Please place any metal, old bikes, grills, and aluminum cans in the blue dumpster at the shop. DO NOT leave them at the garbage area for an OCC employee to dispose of. If you feel someone would want it, post it on the OCC Seasonal FB page or place it on your site for free.
- Please update your site number to a larger, more visible size of 3" or more. Make it reflective or with a solar light on it. The health department has made this request and when you need an emergency crew, it will make it so helpful for them to find you!

We do appreciate your cooperation and your business.

Creating a Lifetime of Memories and Fun!

Have a great fall and winter!

Geri, Joe, Jake, Claire, Kat, & Jeret Walter

OCC Seasonal Guest Policies 2025

1. **Seasonal Fees:** A non-refundable **\$500 deposit** is **due on or before October 1**, and your **balance for the following season is to be paid in full by April 1**. If your entire balance is paid in full by December 1, you will receive a \$100 discount.
2. **You can mail your payments to:** O'Neil Creek Campground, 14912 105th Ave. Chippewa Falls, WI 54729. Or pay your fees online via the statement email that is sent to all seasonal guests every month. If your seasonal fees are not paid in full by April 1st a **\$100 late fee will be charged on April 10th**. Afterward, a \$100 per month late fee will be added to your account on the 1st of every month if payment is late, and the power at your site will be disconnected until your account is paid in full. In addition, you will no longer be able to charge OCC purchases to your site account. Make a plan and communicate it with us.
3. **Campsite Occupants:** Your seasonal reservation includes 2 adults, 21+ in a relationship, from the same household, and your dependent minor children. **Anybody who is not on your seasonal reservation is considered a guest** and must register each time they enter the campground.
4. **Dependent Minor Children:** A dependent minor child means one who is 17 years or younger, lives with you and that you are personally responsible for. If they are NOT a dependent minor, they are considered a VISITOR. **They must register at the OCC Camp Store each arrival day**. Nobody under 21 years of age may be left at OCC without at least one registered adult present. If found to be underage and unattended and/or with alcohol/drugs, the authorities will be contacted.
5. **Visitors:** Anybody who is not listed on your seasonal reservation is considered a visitor at the campground. This includes your guests as well as anybody you hire to deliver to or work on your site (i.e. gravel delivery, handymen, lawn service, etc) **All visitors MUST register in the office. This is a state code and our policy**. Visitors may NOT stay in your camping unit unless you are here to host them. If they arrive in your car, they **STILL MUST** register. If they borrow your golf cart, please be sure they know the rules and drive the correct way. **If they abuse the rules, YOU will receive a fine of up to \$300**. Each seasonal reservation includes two revolving visitor passes. Each pass is for one carload. Visitors simply stop in the office to register each person in the car and request a Visitor Pass for your site. If both of your passes have been checked out, additional guests must pay the visitor fees. Your guest passes **MUST** be returned to the office in order to be used again. If the office is not open when your visitors arrive or leave, they can register on the sign-in sheet or may leave passes in the basket/drop box next to the front doors. Please inform your guests of the OCC pet policy.
6. **Day Visitors:** All guests must register in the office and obtain a visitor pass. Day passes are valid until 10:30 pm. If you have more than 2 carloads of visitors at one time, additional visitors must pay \$5/adult 18+. **Every vehicle MUST display a car pass**.
7. **Overnight visitors:** All overnight guests must register in the office and obtain a visitor pass. If you have more than two carloads of overnight visitors at one time, additional guests must pay \$10/adult 18+. **Sites will be charged if their guests do not register at the office**. Every vehicle MUST display a car pass. Management reserves the right to accept or reject anyone on the property. **If your car passes are missing, the cost is \$10/pass to replace at the end of the season**.
8. **Extra Units:** You're welcome to set up an additional tent or small camper on your site for your guests, for a fee of \$25.00/night per unit. All guests must stop by the office to register and obtain a visitor parking pass before going to your site. When you're not hosting guests, extra units should be taken home.
9. **Sub-Renting:** Renting out your camper or campsite to others is not allowed. **No one may use your site or golf cart when you are not present**. If this policy is violated, OCC may assess a fine up to \$300, or require you to remove your camper and belongings from OCC property (whatever Owner/Management sees fit). Check with the office if you have a special request.
10. **Camping Season:** The season is from **April 15th 12pm to October 15th at 6pm**. Or, for the safety of our patrons, whichever day/time we feel is the best to open or close. Opening and closing dates are at management's discretion.
11. **Site Account & Charges:** **OCC asks that your account be paid in full at least once per month**. We also suggest that you add money as a credit to your account. If there is credit on your account, you may charge items, deducting from your accumulated amount. Statements are emailed every month. Simply click on the provided link and pay the total amount due. If your account has a past-due balance OCC will run your credit card on file once a month.
12. **Seasonal Vehicles:** **All Seasonal guests are required to have a vehicle sticker when entering OCC property**. Your seasonal fees cover one vehicle sticker per registered adult and one for each of your registered dependent minor children's vehicles. If more are needed for additional vehicles, please discuss with management. Vehicle stickers should be placed on the front windshield on the driver's side, down by the VIN number. Your site should accommodate 1-2 vehicles. If not, ask management for a solution. Please do not wash vehicles at the campground (other than golf carts).
13. **Site Maintenance:** Seasonal guests are responsible for the upkeep of their site. Upkeep includes the exterior of your unit, deck, shed, lawn, landscaping, and driveway. **All sites must be up to OCC's standard of kept space. You are required to have a clearly visible site marker that can be seen at night by emergency responders**. Camping unit, deck, sheds, pavers, etc. shall be power washed or cleaned at least once a year and stained when necessary. Remove extra building materials, rake and trim lawn. Lawn mowing and clean-up service is available, inquire at the office. We ask that your sites/trailers be kept neat and clean at all times. **If management feels your site is not up to standard, we will charge you for our service to bring it to our standard**.
14. **Trees:** No trees or limbs may be cut down (dead or alive) without consent from management. **Do not mount anything to a tree**.
15. **Leaves/compost:** Please dispose of leaves and compost in our designated area by the maintenance shop. **DO NOT throw leaves in the woods, in the ditch, over the hill, in the creek, or behind the cabin area. Do NOT burn leaves**.
16. **Decks/Sheds/Construction:** Detailed plans must be supplied to Joe for approval of any deck, shed, or anything

you'd like to build. No new fences permitted. Anyone building without permission will be required to tear down the structure at their own expense. No metal sheds. Maximum size is 8' x 10'. Please complete your building projects in a timely manner. Stacks of lumber or building products laying around the site are not allowed. Take home leftover supplies. Over-building on your site is not allowed. **OCC Building Guidelines are available online at campocc.com.**

17. Remodeling: You may NOT use OCC dumpsters to dispose of any material from a remodel project (i.e. Carpet, shingles, drywall, toilets, plumbing, etc...) These materials should be taken to the dump or home. If found disposing prohibited items you will be responsible for its removal and a fee of \$200 will be charged to your site. If you think you have materials that can be burned, ask in the office for permission.

18. New Camping Units/Deliveries: DO NOT plan any projects, deliveries, or setting of new trailers between 10:00 am on Fridays & 2:00 pm on Sundays, the day before or during a holiday weekend. You must have prior consent from Joe for all new camping units. **OCC requires one weeks' notice for ANY camper being placed on ANY seasonal site.**

19. Winterizing: OCC does not offer winterizing of your trailer. Please plan accordingly. If you are winterizing your unit, it must be complete BEFORE OCC closes for the season (Oct 15th at 6pm).

20. Utilities: Electric meters will be read twice a year. The first reading happens around the middle of June and the second reading in the middle of September. Please note that the June reading includes your usage from the end of the previous season. **Charge will be posted to your account.**

21. Black/Grey Water Wisconsin State Law prohibits the dumping of sewage tanks or gray water tanks anywhere on the grounds except at the designated dump station. If the inspector identifies your camping unit in violation, **you will be cited \$50.**

22. Backflows: You are required to have a backflow preventer on your water spigot. A backflow preventer is a check valve that stops water from flowing backward into the water supply line if the system loses pressure, resulting in a contaminated water supply. The State of Wisconsin requires that all camping units have a backflow preventer on their water supply. **If your site is found without a backflow preventer you will receive a fine of \$50.**

23. Garbage - DO NOT bring trash from home or leave things at or in the dumpsters that cannot be taken away by the garbage service. Put garbage in the dumpsters, cardboard and burnable items on the burn pile. Do not leave items alongside the dumpsters. Do not dispose of appliances, mattresses, metal, furniture, lawn chairs, bikes, or any large items without permission from the office. **Free items should be placed on your site with a sign, and/or posted on the OCC Seasonals Facebook page.** If you have any questions regarding acceptability, please contact the office. **Any individual found improperly disposing anything will be charged \$200.**

24. Mail/Packages: Receiving mail or packages is not allowed at OCC. Any mail received will be returned to the sender. You may NOT use OCC as your permanent address or have OCC address on any personal information (credit cards, license, checks, etc.) DO NOT have items shipped to OCC or use our

address on anything. This includes Direct TV, Dish Network, UPS, Speedy, FedEx, Amazon, etc. If you need something shipped to you while in this area, we suggest setting up a PO Box with the Chippewa Falls Post Office. If something does arrive and we're unable to return to the sender, your account will be charged a **\$20/item fee.**

25. Quiet Time: 10:30pm-6:30am. Quiet time means kids need to be out of all common areas (Arcade, Beach, Basketball court, Canteen, Playgrounds, Movie Theater, Trail, Woods, etc.) and back to their sites. **Music should be turned down/off, and voices lowered to a volume that won't disturb your neighbors.** Bikes, skateboards, etc should all be put away. If found operating a golf cart past midnight, you will incur a fine of \$300 and/or revocation of your golf cart privileges at OCC.

26. Personal Golf Carts: One golf cart is included with your seasonal camping fee. **You must pay an additional \$100 per cart, per season for every additional cart you bring on OCC property. New for 2025, each cart must display an OCC Golf Cart Seasonal identification/permit #. If you are not using the cart, please take it home.**

Golf carts must be electric or 4-stroke gas and have working lights (front & rear). 2-stroke gas carts are not allowed in the park. All golf carts must be registered in the office, have your site number on both sides, and be insured. Proof of insurance must be turned into the office during registration or immediately upon bringing the cart onto OCC property. Driver MUST provide a valid driver's license when requested. Young adults that have received their learner's permit may drive with a licensed driver in the front seat. **Unlicensed/Underage drivers are NOT ALLOWED to operate carts on OCC property. NO KIDS SITTING ON LAPS STEERING OR DRIVING! Speed limit 5 mph everywhere in the park. PLEASE slow down!** Drive carefully and conservatively. No reckless behavior will be tolerated. **ALL CARTS must be parked from midnight to 6:30 am.** If found in operation after midnight, a fine will be charged to your site. **If you allow your visiting guests to use your golf cart, you must be present on OCC property and inform them of the rules.** If guests are found to be delinquent, you assume the \$300 fine. Please DO NOT run your dog(s) alongside your golf cart. Please DO NOT park on the grass next to the laundry room. Do not leave your child(ren) unattended on the cart. Golf carts should not cut through sites, lawns, playgrounds or other "shortcuts". Please drive the correct way on the roads. **Driver or cart owner will receive a \$300 fine for violating any of the above policies.** OCC reserves the right to revoke your privilege of driving golf carts on our property if rules are not followed.

27. Boats/trailers: If you have room on your site, that is where your boat or trailer should be parked. **Do not park on the road.** If you do not have room, please ask at the office and we will let you know where you can park it, and provide an identifying label to be applied. If you are not actively using it, please take it home as parking is limited.

28. Bikes/Scooters/Boards: Please do not leave bikes laying on the ground in the campground. **There are bike racks provided** near the store, arcade, playgrounds, and below the Canteen hill. Please, **NO WHEELS by Canteen or hill by the outdoor theater.** Park bikes, boards, scooters, etc. on or near bike racks before walking to these areas. ALL kids should walk their

bikes, boards, scooters, etc up and down the big hill near the back of the campground. All bikes, scooters, skateboards, etc must be put away at dusk.

- 29. Pets:** OCC does not allow Doberman, Mastiff, Pitbull, or Rottweiler dogs, or any dog that is mixed with these breeds. If your pet is aggressive, please do not bring them to the campground. Other pets are welcomed as long as they are **kept on a leash at all times. No wireless fences or remote collars.** Leashes please. Barking must be controlled and pets should never be left unattended outside of your camper. You are expected to clean up after your pet. If management has to warn anyone more than once you will be asked to leave your pet at home. **Pets are not allowed in any OCC building, rental unit, bathhouse, or on the beach with the exception of service animals.** All pets should be up-to-date on their vaccinations before visiting our facility.
- 30. Prohibited Items:** No drones, Chinese Lanterns, onewheels, hover-boards, E-bikes, children's ride-on electric toy vehicles, children's battery-operated scooters. No fireworks, firearms, archery, or weapons of any kind are permitted. This includes paintball, airsoft, BB & pellet guns, bows and arrows, sling shots and any other types of firearm or explosives. Please do not hang any clotheslines.
- 31. Speed Limit:** OCC speed limit is 5 MPH or less everywhere in the campground. PLEASE SLOW DOWN! Right of way in order: kids & pedestrians first, campers, vehicles, then golf carts.
- 32. R/C Cars:** Please do not run remote control toys next to camper guests, or on either playground. Take them to the woods, the field, or away from others. Please do not tear up grass.
- 33. Don't Drink & Drive:** You may not drive a vehicle, motorcycle, moped, etc in the campground while under the influence of alcohol. Authorities will be contacted.
- 34. Outside Refrigeration:** Any fridge or freezer stored outside of your camping unit **MUST have a lock on it.**
- 35. Water Balloons:** Pick up & dispose of all broken balloons.
- 36. OCC Pride in Your Park:** We ask that you take pride in your site and the campground as a whole. This space is for you and your family/friends to enjoy as well as future generations of campers. Keep your site and the common areas tidy, if you see trash, pick it up. Plant something beautiful, or set up a fun lawn display with a nice site marker. If you or your kids are looking for a way to give back, check with management for opportunities to volunteer at the campground.
- 37. Wood:** OCC offers wood here at the campground by the face cord or bundle, and we provide delivery to your site for your convenience. **If you bring your own firewood, PLEASE make sure it's from within 25 miles of the property and NOT from quarantined areas.** Insects and diseases are easily transported in and on firewood. This could have a devastating effect on the property for the next generation of camper guests.
- 38. Waste Tank Disposal:** OCC offers honey wagon service to empty your black/gray water tanks. **Please sign up in the store and see current prices.** We do not pump on demand, rather on a schedule. Pumps are on a designated day of the week, please check with the office at the beginning of season for that day. Emergency pumps will be charged \$25 extra. If you dump your own waste tanks, **please do not dump at busy**

check-out times, weekends, or holidays. Please clean up after yourself at the dump station. Spilling or leaking while transporting your waste is not acceptable. If we witness unacceptable carelessness of waste, you will no longer be allowed to dump your own and you will be required to pay for offered services. Under no circumstances are you allowed to offer your own pumping service to other campers. You are not allowed to dump anyone else's tanks at OCC. If found out to do so, both parties will be cited a \$100 fine.

- 39. Propane:** OCC offers propane refills near the maintenance area. In order to fill your tanks, just drop off empty tanks at the propane station. **Your tanks must be marked with your campsite number.** Our maintenance team will fill tanks within 24 hours, and your site will be charged. Just stop by the propane station and pick up your tanks the next day. See the store for current rates.
- 40. Arcade & Train Depot:** Please clean up after yourself and kids. Please use the bike rack near the arcade. Please do not sit on table tops. NO smoking in or near the entrances of the arcade. **Please be respectful of all the property in the arcade.** Unattended minors must behave. **If found abusing or vandalizing the arcade, they will not be allowed back in the arcade the rest of the season and may face fines/prosecution for damages.**
- 41. Restrooms/Laundry:** OCC provides coin operated laundry facilities, for your convenience. **Anyone found violating/vandalizing the restrooms, showers, or laundry room in any way will be evicted from the park immediately and may face possible fines/prosecution for damages.** If you observe any person abusing this rule, please inform the management. No smoking or pets in restrooms, showers or laundry room. Service animals are welcome. Please assist and supervise children.
- 42. Canteen/Camp Store:** Campers are welcome to charge their Canteen and store purchases to their Site Account at time of ordering. **The charges will be placed on your account within 24 hours.** Please be respectful of all the property in the Canteen and Store. Children under 12 should not be unattended in either building. NO smoking in or near the entrances or patios.
- 43. Offensive Language/Displays:** Vulgar language/displays on vehicles, clothing, hats, as well as political displays, verbal assault, and gestures of ANY SORT are not allowed. All of these listed will result in removal of the offending item, and possible ejection from OCC if any persons found taking part in ANY of these activities.
- 44. Selling your Camping Unit on OCC Property:** Seller: Please pick up a Seller informational sheet from the office or online at www.campocc.com. **"FOR SALE" signs are NOT allowed on your trailer. The fee for selling your unit on OCC property is \$600.** Sellers' fee is due before you list your camper For Sale **ANYWHERE.** This fee applies no matter if the unit will remain in the park or if someone is buying to remove it. **If you do not want to pay the fee, you must remove the unit before listing it for sale.** Once the fee is paid you will fill out a seller permit and may provide the office with a flier/info about your camping unit to be listed on the OCC website and bulletin board. We do NOT show units, however you may leave a spare key at the office for potential buyers to check out. **\$100 of the**

\$600 seller fee is a refundable deposit for the camping unit.

It will be used to clear up any remaining balance you may have when you sell your unit. After all charges are cleared, any remainder of the \$100 will be refunded to you. The \$600 sellers fee covers one calendar year. If after one year, it doesn't sell, but you're still visiting it on a regular basis, you are allowed to keep the unit here to sell, by paying an additional \$600 fee. If you do not use it on a regular basis after one year, you will be required to remove it from our property. This decision will be made by Owner/Management. **If you choose to sell, please talk to management about details.** If you are selling a unit that is 20 years old or older, it must be approved by management before offering it for sale. If not, we will decline the new owner's seasonal agreement and all responsibility will fall on the seller. **Please inform your buyer that sale of the unit is not to be shared between multiple families.** Your seasonal vehicle stickers and visitor car passes must be turned in prior to the sale of your camping unit and electric meter read. Your account must be paid in full before we allow the person that bought your unit to become a seasonal.

45. Buyer/New Seasonal: Buyer/new seasonal must complete a Seasonal Application and be approved by management before a sale, or move-in, is completed. The buyer/new seasonal will incur an administrative fee of \$700 (\$200, will be refunded to their account once they've attended a new seasonal meeting). A fee of \$200 is required for an existing seasonal that purchases a different unit on a different site or moves to an open site. **No sale is final until approved by management.**

46. Off Season: If you need to visit your site during the off season, **OCC requires you send an email to office@oneilcreek.com prior to your visit. ALL RULES STILL APPLY.** Dogs must be on a leash and picked up after. You will need to park at the entrance and walk down into the campground. Please do not park alongside another car at the top of the hill/entrance. Leave one lane open. We need to get the gate open and closed as we come and go to work in the off season.

Your patronage in the OCC store, arcade, Canteen, laundry, pumping, propane, wood and ice is very much appreciated. We understand that you have many choices when deciding where to spend your summer, a sincere thank you for choosing OCC!

**Warmly,
Geri & Joe Walter Family**

This is a privately owned campground. The campground owners and employees are not responsible for accidents or injuries to campers, guests or their property or the loss of valuables of any kind. WE RESERVE THE RIGHT to interpret and enforce all the rules for the benefit, security and safety of all. Management reserves the right to dismiss any and all violators of the Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of management or others using the campground and facilities. It is further agreed that any breach by the camping guest or camper guest visitors of the Rules and Regulations shall constitute grounds for immediate dismissal from the campground with no refund of fees. Photos, video, and other media taken during your stay may be used in promotional pieces.

LIABILITY WAIVER. Camper guests who decide to stay at the Campground are aware that the Campground cannot guarantee that the sanitary and other measures employed by the Campground will prevent COVID 19 or any other infectious disease. Camper guests agree that they stay at the Campground at their own risk. Camper guests agree that Campground is not liable to Camper guests for infections sustained or experienced by the Camper guest. In the event that Camper guest should, notwithstanding this waiver, assert any claim against the Campground, Camper guest waives any right to trial by jury. Any claim shall be heard in arbitration conducted according to the rules of the American Arbitration Association, applying the laws of the State of Wisconsin.

2025 SEASONAL CAMPER AGREEMENT/RELEASE/WAIVER

Limitations On Campground Liability. The Campground desires to provide Campers with an enjoyable camping experience. However, camping takes place in an outdoor recreational setting. There are aspects of any recreational experience that cannot be controlled or made free of risk. The Campground is not liable for weather conditions, natural events, damages caused by wrongful conduct or carelessness of others. The Campground Owners and Employees are not responsible for accidents or injuries to campers or guests. By signing this Agreement, the Camper(s) acknowledges that by participating in recreational activities, the Camper(s) accepts the risks which are inherent in the recreational activity. The Camper(s) is advised that Wisconsin law (Section 895.525, Wis. Stats.) limits the liability of the Campground and imposes duties on the Camper(s) to take precautions for their own safety while engaged in recreational activities. The Camper(s), and not the Campground, is responsible for supervision and control of all Campers and Guests. We are not responsible for your property or the loss of valuables of any kind. WE RESERVE THE RIGHT to interpret and enforce all the rules for the benefit, security, and safety of all. Management reserves the right to reject any and all violators of the Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of management or others using the campground and facilities. All seasonal campers must exit the park by 6pm, October 15th, 2025. It is further agreed that any breach by the camper or camper's guests of the Rules and Regulations shall constitute grounds for immediate ejection from the campground with no refund of fees. For your convenience, this information will be repeated. It is your responsibility to read this entire agreement. If you find yourself in breach of this agreement, you will be held responsible for your actions.

Please print ALL individuals (first and last name) that are part of your seasonal reservation. Reservation includes two adults 21+ in a relationship living together and your dependent/minor children. Only the persons named here are the "CAMPERs" of this campsite.

Dependent/minor child means one who is 17 years old or younger, lives with you or that you are personally responsible for.

If they are not a dependent/minor, do not list them. They are considered a guest, who must register in the office. Minor children are not allowed to be on OCC property without adult supervision. If found to be underage and unattended with alcohol or drugs the authorities will be contacted.

First and Last Name of Adult(s) and Dependent Minor Child(ren) (C)

CAMPER 1:		PARTNER/SPOUSE:	
CHILD 1:	Age	CHILD 2:	Age
CHILD 3:	Age	CHILD 4:	Age
CHILD 5:	Age	CHILD 6:	Age

Signing this agreement clarifies that I/we am/are personally responsible for appropriate behavior for everyone listed, and my/our guests. I/we am/are aware and agree with all OCC's rules and policies. I/we also agree to release OCC, LLC of any injuries to any of the persons listed, that may occur during our stay. I/we understand that OCC, LLC is not responsible for any stolen valuables of my/our possession. I/we know the dates all camping fees are due to OCC, LLC, the amount and fees are non-refundable. FEES: October 1 - \$500 deposit due to secure your site for the following season and full site payment is due by April 1. Mid June and mid September electric reimbursements are due. I/we understand that if fees are not paid by the due dates, OCC, LLC will NOT renew my/our reservation for the following camping season and I/we will remove my/our personal belongings by October 15 at 6pm.. I/we am/are aware that any photos, video and other media taken during my/our stay may be used in promotional pieces. I/we am/are aware that this is a privately owned campground and that all rules and regulations are subject to change.

Signature of adult camper

Site #

Date

Signature of adult camper

Site #

Date

OCC, LLC Owner/Manager Signature

Date

2025 SEASONAL CAMPER IDENTITY INFORMATION

Each site is allowed one single family unit. Site # _____ Date turned in _____

Name(s) and Address of Adult Camper(s):

Camper#1: _____ Spouse/Partner: _____

Address: _____ City _____ State _____ Zip _____

Email: _____ Phone #1 _____ Phone #2 _____

Minors: Dependent/minor child means one who is 17 years old or younger, lives with you or that you are personally responsible for. If they are not dependent/minor, DO NOT list them. They will be considered a guest, and must register in the office.

Child 1: _____ Age: _____ Child 2: _____ Age: _____

Child 3: _____ Age: _____ Child 4: _____ Age: _____

Child 5: _____ Age: _____ Child 6: _____ Age: _____

Pet Info: How many? _____ Breed(s)? _____ Current on vaccines? YES / NO

Emergency Contact: Name: _____ Phone: _____

INFORMATION ABOUT CAMPING UNIT:

Name of Liability and Property Insurance Carrier: _____

Policy# _____ Valid Thru ____/____/____

Manufacturer: _____ Year: _____

Model: _____ VIN/CHASSIS # _____

Lien holder (if any) _____ Address: _____

City _____ State _____ Zip _____

Vehicle(s) License Plate Number(s)/Make/Model of all vehicles driven on OCC property:

Who's vehicle: _____

Who's vehicle: _____

Who's vehicle: _____

Who's vehicle: _____

Golf Carts: No. of Golf Carts: _____ Fee for additional carts: _____

One golf cart is included with a seasonal fee. Additional golf carts are \$100/season (if you do not want to pay for extra carts, please take them home, do not store them at OCC)

Insurance Carrier: _____ Policy # _____ Valid Thru ____/____/____

Other recreation vehicles: (Boats, Mopeds, etc.) Description and license plates:

FOR OFFICE USE ONLY

2024 account paid in full? Y / N

Seasonal deposit made on or before October 1st? Y / N

Seasonal Paperwork turned in on or before October 1st? Y / N

Rev. 8/29/24